

011.A

0001

0418.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

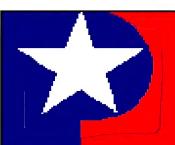
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	418
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Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		149422
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT

Parcel ID		011.A-0001-0418.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	331,000	0	.	.	331,000		Year end	12/23/2021	
2021	102	FV	326,400	0	.	.	326,400		Year End Roll	12/10/2020	
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019	
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019	
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017	
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017	
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016	
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.											
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No			10/11/2017	Measured	DGM	D Mann
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No			5/6/2000		197	PATRIOT
	18071-350		4/1/1987			No	No	N					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
									10/11/2017	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign: _____

VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 2	- Steel			1/2 Bath: 1	Rating:												
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 4	- Flat			OTHER FEATURES													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: N	- NONE			Frl: 1	Rating:			Other									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1971	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdict:	Fact: .							Totals				RMS: 3	BRs: 1	Baths: 1	HB		
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	28. %			Exterior:	No Unit			RMS	BRS	FL			
Prim Int Wal: 2	- Plaster			Functional:	%			Interior:	1			3	1	0			
Sec Int Wall:	%			Economic:	%			Additions:									
Partition: T	- Typical			Special:	%			Kitchen:									
Prim Floors: 4	- Carpet			Override:	%			Baths:									
Sec Floors:	%			Total: 28.8 %				Plumbing:									
Bsmt Flr:								Electric:									
Subfloor:								Heating:									
Bsmt Gar:								General:									
Electric: 3	- Typical							Totals				1	3	1			
Insulation: 2	- Typical																
Int vs Ext: S																	
Heat Fuel: 3	- Electric																
Heat Type: 6	- Elec Base/B																
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:				Model:				Serial #:				Year:	
SPEC FEATURES/YARD ITEMS																Color:	
PARCEL ID 011.A-0001-0418.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total: Total:																	